Karen Johnson Davidson County
Batch# 609273 DEEDQC
04/07/2021 10:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210407-0045789

File Number: 2096817R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Gregory B. Herrmann and **Katherine W. Herrmann**, 1625 Nottingham Place, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142 16 0A 125.00

QUITCLAIM DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

Katherine W. Herrmann f/k/a Katherine W. Schoch and **Gregory B. Herrmann**, wife and husband, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Gregory B. Herrmann** and **Katherine W. Herrmann,** husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **1625 Nottingham Place, Nashville, TN 37221**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 125 ON THE PLAN OF DEVON PARK, PHASE 3, OF RECORD IN PLAT BOOK 6900, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PREMISES CONVEYED UNTO KATHERINE W. SCHOCH AND GREGORY B. HERRMANN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY VIRTUE OF WARRANTY DEED FROM ERIC V. MARTINO AND KATHERINE MARTINO, HUSBAND AND WIFE, DATED APRIL 28, 2017, RECORDED MAY 1, 2017, IN INSTRUMENT: 20170501-0042265

Property Address is: 1625 Nottingham Place, Nashville, TN 37221

Parcel ID: 142 16 0A 125.00

Executed by the undersigned on 3/24/21, ~~2020~~ J.E.

X _____
Katherine W. Herrmann f/k/a Katherine W. Schoch

X _____
Gregory B. Herrmann

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 3/24/21, ~~2020~~ J.E. by **Katherine W. Herrmann f/k/a Katherine W. Schoch** and **Gregory B. Herrmann** who are personally known to me or have produced TN Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commisson Expires 9/6/2022

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 24th day of March, 2021.

X [redacted] Gregory B. Herrmann
Affiant

X KATHERINE W. HERRMANN GREGORY B. HERRMANN
Print Name

(Seal)

Notary Public

My commission expires:

9/6/2022

James Everett
Print Name

CTIC# _____

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Dallas Michaud, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dallas Michaud
Signature

State of Florida

County of Brevard

Personally appeared before me, Matthew Eubanks, a notary public for this county andstate, Dallas Mr who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Feb 3 2025
Notary' Seal (if on paper)

MATTHEW EUBANKS
Notary Public - State of Florida
Commission # HH 089089
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.